LOT 50
IN OR 2693/1917
PIRATES WOOD #1 UNR

DOPSON RICK EDWARD & DIANE
97304 BLACKBEARDS WAY
YULEE, FL 32097

2024

43-3N-28-509A-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

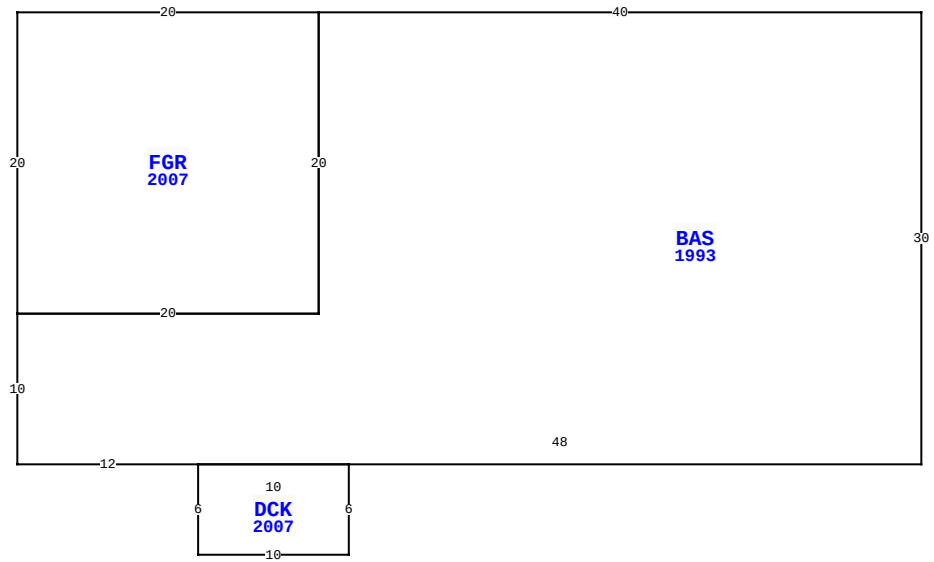
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	131,748
DCK	60	10	6	565
FGR	400	55	220	20,704
TOTALS	1,860		1,626	153,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,626	122.2980	116.18	188,909	1976	1976	0	0	0	19.00	81.00

1 SINGLE FAM – 84% - 1998 Heated Area: 1400 HX Base Yr 1998



97304 BLACKBEARDS WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		153,016
TOTAL MARKET OB/XF VALUE		402
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		268,418
SOH/AGL Deduction		131,617
ASSESSED VALUE		136,801
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		86,801
TOTAL JUST VALUE		268,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2693/1917	1/24/2024	QC	U	I	11	7,600
GRANTOR: DOPSON CHUCK ALLEN &						
GRANTEE: DOPSON RICK EDWARD						
2610/0568	12/27/2022	QC	U	I	11	100
GRANTOR: CROFT TERRI L						
GRANTEE: DOPSON RICK EDWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 FGR=[YR=2007] W20 S20 E20 N20$ S20 W20 S10 E12 DCK=[YR=2007] S6 E10 N6 W10$ E48 N30 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0	84	10	10	100.00	SF	20.10	20.10	100	1985	1985	3	20	402	

LAND DESCRIPTION

TOTAL OB/XF 402

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	84		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.15	100,000.00	115,000.00	115,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/06/2024 BY SYS